

PLANNING AND ZONING

August 17, 2011

A meeting of the Planning and Zoning Commission of the Town of Trumbull was held in the Council Chambers of the Trumbull Town Hall on Wednesday, August 17, 2011.

Members Present: Anthony Chory, Chairman; Richard Deecken, Secretary;
Fred Garrity and alternates Steven Mahlstedt, Don Scinto and
Tony Silber

Also Present: Dennis Kokenos, Town Attorney and
Stephen Savarese, Town Engineer

The following is a brief summary of the meeting. The complete record is on tape on file in the office of the Planning and Zoning Commission.

A quorum being present, the Chairman called the meeting to order at 7:35 p.m.

In the absence of Commissioners Fox and Costa, Steven Mahlstedt and Tony Silber were designated the fourth and fifth voting members for tonight's meeting.

The first order of business was an advisory hearing regarding a proposal to transfer land donated to the Trumbull Land Trust over to the Town of Trumbull.

Town Attorney, Dennis Kokenos informed that as the Trumbull Land Trust is longer active they are proposing to deed the following properties over to the Town.

Lot 290 Oakland Drive
Lot 167 Southgate Road
Lot 9 Friar Lane
Lot 11 Foxwood Road
Lot 75 Huntington Road
Lot 254 Stonehouse Road
Lot 264 Meadow Road West

The subject properties are to remain deed restricted as open space and be utilized for educational and hiking purposes by the public. Upon inquiry, Attorney Kokenos indicated that there were no monetary costs involved.

MOTION MADE (Deecken), seconded (Mahlstedt) and unanimously carried to move the agenda to enter into work session to act on the following:

Municipal Improvement Referral (CGS – 8-24)

MOTION MADE (Deecken), seconded (Silber) and unanimously carried (Chory, Deecken, Garrity, Mahlstedt, Silber) to recommended the acquisition of Lot 290 Oakland

Drive, Lot 167 Southgate Road, Lot 9 Friar Lane, Lot 11 Foxwood Road, Lot 75 Huntington Road, Lot 254 Stonehouse Road, Lot 264 Meadow Road West, as presented by Attorney Kokenos.

Request for Bond Release

Application #08-25 – Woodland Hills Condominiums
53 Monroe Turnpike
Release of Site and Landscape Bonds

Upon review of the recommendations submitted by the Town Tree Warden and the Town Road and Utility Inspector the following motion was made.

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Garrity, Mahlstedt, Silber) to approve the release of the landscape and site bonds pertaining to Application #08-25, as per the recommendations of the Town Tree Warden and Town Road Inspector.

PUBLIC HEARING

Application #11-18 – 50 Corporate Drive, LLC, 50 Corporate Drive

Pursuant to Art. II, Sec. 4.2.4 and Art. XV Special Permit to construct a 93,046 sq. ft. industrial building

Attorney Raymond Rizio came forward, representing the applicant and submitted the following for the record: A site rendering; a traffic study, indicating that the proposed project would not significantly impact area roadways and the certificate of mailings to adjacent property owners.

This vacant 6.5 acre site was recently purchased by R.D. Scinto Development Inc. The applicant proposes to construct a 93,046 industrial facility in this IL-2 zone. A mixture of light manufacturing and office space is proposed.

Prior to this application for Special Permit approval, setback variances were received from the Zoning Board of Appeals. Mr. Rizio informed that the site is well accessed with no negative traffic impact indicated.

Rob Scinto addressed the architectural aspects and presented renderings of the proposed facility for the Commission's review. Upon inquiry, he indicated that the height was consistent with other structures within this area.

Joe Pereira of Pereira Engineering provided an overview of the proposed drainage system and other engineering aspects connected with this project.

The Town Engineer indicated that revised drainage calculations are needed and requested that a site bond be attached to any approval issued by this Board. A letter submitted by the Town Tree Warden requesting a \$90,000 landscape bond was also read for the record.

Attorney Rizio noted that both the Fire Marshal and the Town Planner have indicated that they are comfortable with this project.

Public Comment

Kevin Wenig, a tenant of 100 Corporate Drive, come forward and asked for further clarification regarding proposed screening, as his office window faces the rear of this property. Attorney Rizio and Rob Scinto addressed Mr. Wenig's concerns and provided assurances that sufficient screening would be in place.

Application #11-19 – Digital 60 & 80 Merritt, LLC, 60 & 80 Merritt Boulevard

Pursuant to Art. II, Sec. 4.3.4 and Art. XV Special Permit to construct a 76,000 sq. ft. addition to an existing data processing center/office building.

Attorney Raymond Rizio conducted the presentation on behalf of the applicant. He submitted the certificate of mailings to the adjacent property owners along with a packet of information that included a traffic study conducted on a similar type of use. The report indicated that the parking ratio was more than adequate for this type of industry.

The site was previously approved by P&Z for a larger addition. This proposal was for the construction of a 76,000 sq. ft. addition to the existing data center/office building located in the IL-3 zone. The required setback, coverage and parking variances were approved by the Zoning Board of Appeals. Due to the nature of the business, which was primarily data processing, there are only a small number of employees on site and also very little traffic generated. Attorney Rizio noted that there are no negative effects attached to this application and that the site does not abut any residential area.

Joe Pereira of Pereira Engineering outlined the proposed storm water detention system and other engineering aspects.

Walter Greaney of Digital Realty Trust spoke to the types of data processing that would operate from this site.

Upon inquiry, Mr. Greaney indicated that the back-up generators would be enclosed and well screened.

Stephen Savarese requested that revised drainage calculations and a site bond be made a part of any approval. A letter from the Town Tree Warden requesting a \$90,000 landscape bond was noted and read for the record.

Attorney Rizio also conveyed that the Town Planner has indicated that there are no planning issues attached to this proposal.

This concluded the Public Hearing.

REGULAR MEETING

Tonight's applications were considered and the Commission took action as follows.

Application #11-18 – 50 Corporate Drive, LLC, 50 Corporate Drive

MOTION MADE (Garrity) and seconded (Mahlstedt) to approve Application #11-18.

MOTION MADE (Deecken), seconded (Silber) and unanimously carried (Chory, Deecken, Garrity, Mahlstedt, Silber) to amend the previous motion to include the following specific conditions.

1. Receipt of cash bond, in the amount of \$90,000.00, as calculated by the Town Tree Warden, to ensure completion of landscaping improvements.
2. Receipt of cash bond to be calculated by the project engineer and approved by the Town Engineer, to ensure completion of site improvements.
3. Receipt of revised drainage computations for review by the Town Engineer.

Vote (Original Motion as Amended): Unanimous (Chory, Deecken, Garrity, Mahlstedt, Silber) – MOTION CARRIES

Application #11-19 – Digital 60 & 80 Merritt, LLC, 60 & 80 Merritt Boulevard

MOTION MADE (Garrity, seconded (Deecken) and unanimously carried (Chory, Deecken, Garrity, Mahlstedt, Silber) to approve Application #11-19 subject to the following specific conditions.

1. Receipt of cash bond in the amount of \$90,000.00, as calculated by the Town Tree Warden to ensure completion of landscaping improvements.
2. Receipt of cash bond, to be calculated by the project engineer and approved by the Town Engineer, to ensure completion of site improvements.
3. Receipt of revised drainage computations for review by the Town Engineer.

Approval of Minutes

MOTION MADE (Deecken), seconded (Mahlstedt) and unanimously carried (Chory, Deecken, Garrity, Mahlstedt, Silber) to approve the minutes of the June 15, 2011 regular meeting, as presented.

Prior to adjournment, Commissioner Garrity noted the absence of both the Town Attorney and the Town Planner and requested that in the future an effort be made to have one of them present in the event technical advice is needed.

There being no further business to discuss a motion was made by Commissioner Garrity and seconded by Commissioner Deecken to adjourn. The August 17, 2011 meeting of the Planning and Zoning Commission adjourned at 8:45 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Clerk of the Planning and Zoning Commission